

**District IV Advisory Board
Meeting Minutes
August 6, 2003
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The District IV Advisory Board Meeting was held at 7:00 p.m. at Stanley/Aley Neighborhood City Hall at 1749 S. Martinson. In attendance were six (6) District Advisory Board Members, four (4) Staff, and twenty-six (26) citizens signing in.

Members Present

Ed Koon
Wayne Wells
Tom Engleman
Jerry McGinty
Doug Leeper
Brian Dehler

Members Absent

Jim Benton
Iola Crandall
Rex Gray

Staff

Aaron Hamilton City Manager's Office
Scott Logan, Public Works
Bill Longnecker, Planning
Officer Spicaglia
Officer Roets

Guest Presenters

Paul Noel
Ron Means, Mechanical Trades
Advisory Council

ORDER OF BUSINESS

Call to Order

The meeting was called to order at 7:00 P.M.

Approval of Minutes for July 2, 2003

Item 6 was deferred.

Approval of Agenda for August 6, 2003

The agenda was approved as presented (McGinty/Dehler)

Public Agenda

The Public Agenda contains requests from members of the public who desire to present matters to the District Advisory Board. Each presentation is limited to a period of five minutes unless extended by the Board.

1. Scheduled Items

Paul Noel, 1448 Sabin addressed the Board regarding crime and traffic in his neighborhood. He is concerned about the excessive speed on the street, as the speeding cars can damage houses foundations. Also, there is a lot of commercial traffic. A suggestion was made to make the street one-way. Noel also read a letter from a resident with several children who is concerned about their safety. She noted a lot of truck traffic and proposed a dead-end road.

Council Member Paul Gray asked staff how they determine where a dead-end street is needed. **Scott Logan, Public Works**, responded that it is done by conducting neighborhood surveys and reporting the results and any action planned through a neighborhood meeting.

Donna Sanders, 1535 S. Sabin, stated that their street was a dead end when they moved in but now the street is open. She said that Chase Manufacturing traffic goes through the area as well as semi-trucks and speeding cars. Sanders proposed a speed limit sign or the street be graveled or asphalt be laid. **Betty Hodge, 1442 S. Sabin** said that traffic starts early and that she complained to the manager of the local company owning the trucks. **Phil Stevens, 1457 S. Sabin**, said that he also notices the traffic and would like to see something done about the hazardous materials.

Wells asked if businesses are located on the street? One of the residents responded saying that one business is on the far north end that is David Lies Plumbing, who also signed a petition regarding the traffic situation. The resident also asked if there was an ordinance against industrial traffic? **Officer Mains** said that the whole area is surrounded by limited industrial traffic. No citations given on the street. **Leeper** asked if the radius of turns is also gravel? Officer Mains responded that it wasn't gravel and he had even noticed a tractor-trailer on the road.

A motion was made to refer the issue to City Engineers to research and present the findings at the next meeting. Motion passed 6:0 (Leeper/Wells).

Action: Traffic Engineering will research traffic issue and provide a report at the next DAB meeting on Sept. 3rd. (6:0)

2. Off Agenda items

Members of the public are given an opportunity to present issues of concern for consideration.

No items were presented.

Staff Presentations

3a. 36th and Dugan

Scott Logan, Public Works, provided a historical overview of the steps that staff has taken to address the possibility of opening 36th Street onto Dugan as requested by citizens in the area. Staff believes that without the street improvement in Prospect Park, there would be almost no support for opening 36th Street under the existing conditions. He gave background of the efforts including sending a survey to 380 residents, of which 50% responded. The responses included 60% residents of Prospect Park and 70% residents of Wheatland Place who opposed opening the street. Wheatland Place has 4 times the volume of Prospect Park. Staff also did a projection of possible traffic effects in which they estimated that two-thirds of Prospect Park would drive through the Wheatland Place residential area going to Hoover Road whereas only one-third of the residents in Wheatland Place would drive through Prospect Park to access Ridge Road. Traffic Engineering staff also made an inquiry to EMS/Emergency Services about any effect that the existing situation vs. opening the street would have on response times in the area. Emergency Services reported that the existing situation is adequate. In addition, a public meeting had been held on July 9 to obtain feedback on opening the street and then the issue was taken to the Development Coordinating Committee (DCC) for review. DCC determined that opening 36th Street at Dugan would not be positive if the support does not exist in the residential areas impacted; if paving improvements were to take place; and, if traffic volumes on Ridge, Hoover and MacArthur increased dramatically.

Bob Merff, 3731 S. Fairlawn, spoke to say that most people don't want the street opened or for the street to be paved. He said that he understood about emergency the vehicle situation when building his house. **Bob Schmeidler, 6500 Juno**, said that he wants the street open for safety purposes as he thinks response times are inadequate for fires. **Dave Weber, 6501 Juno**, said that traffic is often held up by students & parents in the Haysville School District when turning left onto MacArthur. He had sometimes noticed that traffic is held up for almost an hour due to wrecks. **Schmeidler** said that there appeared to be many accidents at Ridge and MacArthur that involve EMS and referred to the people driving to Haysville School. **Dee Posch, 6934 W. 36th S.** deals with all the dust, speeding etc. and wants more Police enforcement as she thinks people on the east end speed through the area. **Harry Ohlig, 6213 W. 35th Ct. S** has concerns about Ridge and MacArthur. He doesn't think the intersection outside of the Prospect Park neighborhood should be paved. **Wayne Koch, 3725 Fern** said that when the area was annexed, the speed limit was 25 mph. But no speed limit is enforced. Koch said he sees cars racing on 36th and on Dugan.

Janet Baptist, 3656 Dugan said the intersection opened when Ridge was resurfaced, and closed after that with the intention of keeping it closed. Road maintenance needs to be improved and she wants to keep it closed. Wheatland paid to have their streets paved.

McGinty asked if the street could be opened for emergencies only. Logan said an alternative *might be a gate with padlock*. *McGinty asked if that would help?* Logan said *maybe, but it's difficult to say*. **Leeper** said he was concerned about safety. He had spoke with four people in the immediate area and all had opposed opening it. **Wells** said he thinks it should be open for safety purposes as EMS is always moving. Leeper (Koon) moved that the street be kept closed. Motion passed 5:1 (Wells opposed.)

Action: Board recommended that 36th Street at Dugan be kept closed (5:1).

4. Enterprise School

Scott Logan, Public Works provided an update on the status of street conditions and traffic in the area near Enterprise Elementary and South High Schools. Seneca to Gold is 35 mph with a traffic signal being installed. The school will not have school crossing signs.

Action: Received and filed.

5. Requirement for City Boards & Commissions

Aaron Hamilton, Neighborhood Assistant, presented this item as referred by the City Council. The issue is the consideration of revising the current City residency requirement for Board and Commission members with several options presented including allowing individuals to serve who live within a 30 -minute drive from Wichita. The revision would align the requirement with the current requirement for City employees.

Wayne Wells opposes having people from out of town serve on boards. He said that if boards are only the experts, why have a Board. Wells feels any Board made up solely of any one entity is not really looking out for citizens as a whole. He said that non-experts could add a new perspective to the boards. Overall, Wells thinks Wichita is big enough to fill all Boards. He doesn't like the idea of non-residents having control over City issues. Three members from the Delano Business Association also expressed concerns about members from outside the city being on the DAB and other non-technical boards. **Council Member Gray** clarified Board requirements and that each Board currently has one member at large. **Koon** asked what are the functions of the Boards of Appeals? **Council Member Gray** said that if contractor can't agree with Office of Central Inspection, then it would go before the Appeals Board. **Ron Means, Vice-Chairman Mechanical Trades Advisory Council**, said that the City has the authority to grant or deny a contractor's license, based on non-compliance with city code. He said that the Board might support or overrule a decision by the Office of Central Inspection, and the Board of Appeals offer the contractor an opportunity to

appeal that can appeal to City Council. He said the Boards also review the codes. **Council Member Gray** said that Advisory Boards for the City Council or Council members couldn't be experts on all things. **Koon** asked if codes extend outside the city limits? **Council Member Gray** said not currently. However, he said an effort is being made to develop a uniform code with Sedgwick County. **Leeper** said he thinks 30-minute drive limit is appropriate. In addition, **Leeper** said he thinks getting the best people on Boards should supercede residency. **Council Member Gray** said the appointees would need to maintain a license or certificate in the city limits. **Koon** said he supports changing the technical Boards only. **Koon** (**Leeper**) then moved that the Board recommend approval to change the residency requirement for board members of the four technical boards in question to allow non-residents within a 30-minute drive in keeping with the requirement for city employees. He added that the board members be required to retain a city license. The motion passed 6:0.

Action: Board recommended by a vote of 6:0 approval of a change for the technical city boards, to modify the residency policy for only the trade Technical Boards identified to allow 25% of board members to be non-residents.

6. CON 2003-00019, 1431 S. Seneca

Bill Longnecker, Metropolitan Area Planning Department, presented a request for a Conditional Use to permit vehicle sales zoned "LC" Limited Commercial at 1431 S. Seneca. The site is generally located on the Northwest corner of Seneca and Figg. **Longnecker** said that auto sales are located at the corner of Seneca and Figg. He said that 6 parking spots were available, which is sufficient. The site plan shows only 12 spaces for auto sales so that operation is small. He said that currently, four traffic access openings exist but two are being closed. Landscaping is required at closed intersections on Figg and on Seneca. The owner has applied for landscaping credit. Screening is required along the alley abutting Figg. The area is surrounded by Light Industrial with residential to the west. There is a car lot south of the site which doesn't meet standards. The permit for the lot just south of the area is not where staff likes to see it but it is close. Revitalization of the area is needed so development is encouraged, as this would bring the vacant property back into use. Several conditions were taken out of the zoning code plus conditions 12, 13, and 14 in the staff report. Staff feels improvements can be made to the property. Staff recommends approval with conditions.

Koon asked for clarification on a conditional use. **Longnecker** explained that a conditional use is for the land, not the building. **McGinty** asked if a fence would be required along back of property. **Longnecker** said yes. **McGinty** asked why it would only be a short stretch on the north side. **Longnecker** said the house is zoned Light Commercial. **McGinty (Dehler)** moved that the Board support the staff recommendation to approve but also include extension of the screening along the north side of the property. **Wells** said that McCormick Neighborhood Association discussed at their last meeting and their main concern was about the small business moving out.

A subsequent motion was made but no second was made. Leeper said he didn't agree with the second motion and that he was happy that improvements were being made. A vote on the original motion was taken with 4 in favor and 2 against.

Action: Board recommended approval of the Conditional Use request by a vote of 4:2.

7. Community Police Report

Community Police Officers for District V reported on specific concerns and projects for the area. **Officer Roets** stated that he is working with the Office of Central Inspection and the Health Department on an area including 31st to 35th and Glenn to Meridian with issues mostly about drugs and cars. He said the radar trailer has been set up to dispute a perception that cars may be going faster than they are. The trailer collects information on the number of cars through the area, their speeds, and the average speed. **Officer Spicaglia** said that 19 Beat was focusing on speeding vehicles. He said that he would request a radar trailer for the area of 36th and Dugan. **Council Member Gray** asked what the range is for the trailers to which Officer Spicaglia said almost 6 blocks, depending on several factors.

Board Agenda

8. Updates, Issues, and Reports

Report on any activities, events, or concerns in the neighborhoods and/or Districts.

Council Member Gray reported that the Council would be approving the budget next week. He said that all existing employees were retained including ones at the Great Plains Nature Center educator. He reported that the proposed tax on rental cars was eliminated. The new treatment of the water will be a 2-stage process with no increase to water bills for the treatment at least this year. The water study for the ozone treatment would be approved for 6 months. The treatment will raise average water bill .45 to .50 cents per month, or up to .98 cents per month if the combination of these is used.

DAB Members

Wells reported on the Delano meeting of July 15th and cleanup July 19 saying they had about 9 packer trucks, 13 skids, 447 tires, 36 bicycles, 26 lawn mowers and about 50 appliances.

Brian Dehler said his association was meeting tomorrow night and their clean up would be on October 4th.

McGinty said their clean up was July 19th and in the first half hour the skids were full. The clean up was for the area east of Seneca only.

Koon said he had no information to report.

Tom Engleman said their association would meet on August 14th and they would be planning cleanup and addressing vandalism regarding fences.

Doug Leeper said he had no information to present.

Toni Tempe said that Sunday, October 12, is the Delano Bash. She said that City Council members would be there. They will have the ribbon cutting ceremony along with a lot of special activities including a horse drawn carriage ride, old fire trucks, dancers, 5 cent hot dogs, and lots of fun stuff. In addition, including a plane to be built on Douglas. Their hope is to make this an annual event.

Aaron Hamilton, Neighborhood Assistant announced that he was leaving the City to take a position at Wichita State University. He will become the Senior Recruitment Supervisor.

Wells made the suggestion to use WIN to get information out on the upcoming City Citizens Academy

The meeting adjourned at 9:05 p.m. The next meeting will be held September 3, 2003.

Guest list:

Bob Merth	3741 S. Fairlawn	David Weber	6501 Juno
Kelly Merth	3741 S. Fairlawn	Bob Sanders	1535 S. Sabin
Jack Kellogg	601 W. Douglas	Lonny Wright	2320 Alameda
Norb Posch	6934 W. 36th S.	Paul Noel	1448 S. Sabin
Dee Posch	6934 W. 36th S.	Les Hodge	1442 S. Sabin
Phil Stephenson	1457 S. Sabin	Betty Hodge	1442 S. Sabin
Wayne Kick	3725 Fairlawn	Ron Means	2704 Glacier Ct.
John Baptist	3656 Dugan 67215	Ray Rancuret	232 S, Millwood
Janet Baptist	3656 Dugan 67215	Vernon Williams	1511 S. Sabin
Harry Ohlig	6213 W. 35th Ct S.	Toni Tempe	1113 W. Douglas